

165.A

0007

0024.2

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

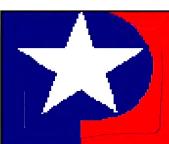
735,900 / 735,900

USE VALUE:

735,900 / 735,900

ASSESSED:

735,900 / 735,900



PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		RICHARDSON AVE, ARLINGTON

OWNERSHIP	Unit #:	2
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Owner 1: BROWN JEFFREY A &

Owner 2: MOODIE CLAIRE E

Owner 3:

Street 1: 24 RICHARDSON AVE #2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: BRENNAN MARY L -

Owner 2: -

Street 1: 24 RICHARDSON AVE #2

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Wood Shingle Exterior and 1991 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7855												G8	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	733,100	2,800		735,900		280378
							GIS Ref
							GIS Ref
							Insp Date
							09/20/18

PREVIOUS ASSESSMENT								Parcel ID	165.A-0007-0024.2	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	733,100	2800	.		735,900		Year end	12/23/2021
2021	102	FV	711,600	2800	.		714,400		Year End Roll	12/10/2020
2020	102	FV	700,900	2800	.		703,700	703,700	Year End Roll	12/18/2019
2019	102	FV	620,100	2800	.		622,900	622,900	Year End Roll	1/3/2019
2018	102	FV	548,200	2800	.		551,000	551,000	Year End Roll	12/20/2017
2017	102	FV	499,600	2800	.		502,400	502,400	Year End Roll	1/3/2017
2016	102	FV	499,600	2800	.		502,400	502,400	Year End	1/4/2016
2015	102	FV	461,600	2800	.		464,400	464,400	Year End Roll	12/11/2014

SALES INFORMATION				TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
BRENNAN MARY L,	62594-235		9/6/2013		493,500	No	No				
SEGOOL EDWARD P	47503-332		5/24/2006		442,500	No	No				
SEGOOL EDWARD P	46873-549		1/25/2006			No	No	M DEED			

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
9/20/2018		Measured									DGM	D Mann					
1/12/2009		Meas/Inspect									189	PATRIOT					
5/7/2007		External Ins									BR	B Rossignol					

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 2	Rating: Good												
Sty Ht: 2 - 2 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID									
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1							
Color: YELLOW				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Frl:	Rating:			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C - Average				CONDOS INFORMATION				Lvl 2									
Year Blt: 1924	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdct: G8	Fact: .			Floor: M - Multi-Level				Totals	RMs: 6	BRs: 3	Baths: 2	HB					
Const Mod:				% Own: 55.000000000													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal 2 - Plaster				Functional:		%		Interior:	1	6	3						
Sec Int Wall:		%		Economic:		%		Additions:									
Partition: T - Typical				Special:		%		Kitchen: 1998									
Prim Floors: 3 - Hardwood				Override:		%		Baths:									
Sec Floors:		%		Total:	18.6 %			Plumbing:									
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ: 305.00				Heating:									
Bsmnt Gar:				Size Adj: 1.17737317				General:									
Electric: 3 - Typical				Const Adj: 0.98000199													
Insulation: 2 - Typical				Adj \$ / SQ: 351.918													
Int vs Ext: S				Other Features: 82500													
Heat Fuel: 1 - Oil				Grade Factor: 1.00													
Heat Type: 5 - Steam				NBHD Inf: 1.14999998													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC:			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 900643													
% Com Wal	% Sprinkled			Depreciation: 167520													
				Depreciated Total: 733123													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 165.A-0007-0024.2																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	10X10	A	GD	1940	40.00	T	30	102			2,800		2,800
More: N				Total Yard Items:				2,800	Total Special Features:						Total:	2,800	
SKETCH																	
RESIDENTIAL GRID																	
CONDO INFORMATION																	
DEPRECIATION																	
REMODELING																	
RES BREAKDOWN																	
SUB AREA																	
SUB AREA DETAIL																	
IMAGE																	
AssessPro Patriot Properties, Inc																	